

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:00 AM

2:20-17848 Angela Dawn Dixon

Chapter 13

#1.00 Motion for relief from stay [E-F]

WILMINGTON SAVINGS FUND SOCIETY
FSB
VS
DEBTOR

Docket 36

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties must appear by phone using Judge Zurzolo's toll-free line for hearings. [Do not arrange your appearance with Court Call or any other service](#)

The court prepares a list of parties who appear by phone; it includes the same information you would provide if you appeared in person and checked in.

STEP #1: Register for your phone appearance [no later than 12:00 noon](#) the day prior to the hearing, using the following procedure:

- 1) Send an email to Chambers_VZurzolo@cacb.uscourts.gov
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
- 3) Include in the email all the following information:
 - a. Your full name, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

STEP #2: Join Judge Zurzolo's conference line 15 minutes before the hearing.

Toll-free conference line: (877) 411-9748 Passcode: 5919677

STEP #3: Keep your phone on mute until your hearing matter is called.

Party Information

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:00 AM

CONT... Angela Dawn Dixon

Chapter 13

Debtor(s):

Angela Dawn Dixon

Represented By
Steven A Alpert

Movant(s):

Wilmington Savings Fund Society,

Represented By
Sean C Ferry

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:00 AM

2:21-11616 Allan Fine and Beverly Jay Fine

Chapter 13

#2.00 Motion for relief from stay [E-F]

AJAX MORTGAGE LOAN TRUST
2018-G
VS
DEBTOR

Docket 65

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3).

Please lodge an order that complies with the court's ruling, and if possible, use the Lodged Order Upload program. Instructions are found in the Court Manual, Section 4, found on the court's website at www.cacb.uscourts.gov. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under:

 x 11 U.S.C. §362(d)(1) [order box3(a)]

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

 x Movant may enforce its remedies to repossess or otherwise obtain possession and dispose of the Property in accordance with applicable non-bankruptcy law, but may not pursue any deficiency claim against the Debtor(s) or property of the estate except by filing a Proof of Claim pursuant to 11 U.S.C. §501 [order box 5].

 x In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:00 AM

CONT... Allan Fine and Beverly Jay Fine

Chapter 13

a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order [order box 8].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 10(a)]. Cause has been shown.

Party Information

Debtor(s):

Allan Fine

Represented By
Stephen L Burton

Joint Debtor(s):

Beverly Jay Fine

Represented By
Stephen L Burton

Movant(s):

AJAX Mortgage Loan Trust 2018-G,

Represented By
Darlene C Vigil
Renee M Parker

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:30 AM

2:21-16321 Nazaret Niko Chakrian

Chapter 7

#1.00 Motion for relief from stay [E-F]

OXNARD PROPERTY MANAGEMENT,
LLC; CSC INVESTMENTS, INC; AND
CSC INVESTMENTS, GP
VS
DEBTOR

Docket 11

Tentative Ruling:

The motion for relief from stay is granted without the need for oral argument or appearance pursuant to Local Bankruptcy Rule 9013-1(j)(3).

Please lodge an order that complies with the court's ruling, and if possible, use the Lodged Order Upload program. Instructions are found in the Court Manual, Section 4, found on the court's website at www.cacb.uscourts.gov. **NOTE:** If the parties reach an adequate protection agreement, Movant may file the agreement and lodge an order approving the same in lieu of the order granting the Motion.

The motion for relief from stay is granted under 11 U.S.C. §362(d)(1).

As to Movant, its successors, transferees and assigns ("Movant") the stay of 11 U.S.C. § 362(a) is:

 x Terminated as to Debtor and Debtor's bankruptcy estate [order box 4(a)].

Movant may proceed in the non-bankruptcy forum to final judgment (including any appeals) in accordance with applicable non-bankruptcy law.

Movant is permitted to enforce its final judgment by:

 x Collecting upon any available insurance in accordance with applicable non-bankruptcy law [order box 5(a)].

This court further orders as follows:

 x The 14-day stay provided by Bankruptcy rule 4001(a)(3) is waived [order box 8]. Cause has been shown.

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

10:30 AM

CONT... Nazaret Niko Chakrian

Chapter 7

Party Information

Debtor(s):

Nazaret Niko Chakrian

Represented By
Sanaz Sarah Bereliani

Movant(s):

CSC Investments, GP

Represented By
Shalem Shem-Tov

CSC Investments, Inc.

Represented By
Shalem Shem-Tov

Oxnard Property Management, LLC

Represented By
Shalem Shem-Tov

Trustee(s):

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

2:19-23823 TBH19, LLC., a Delaware Limited Liability

Chapter 7

#1.00 Motion for order: (1) Approving the sale of real property of the estate free and clear of liens pursuant to 11 U.S.C. §§ 363(b)(1) and (f), subject to overbids, combined with notice of bidding procedures and request for approval of the bidding procedures utilized; (2) Approving payment of real estate commission; and (3) Granting related relief

Docket 1032

Tentative Ruling:

The Motion is granted without the need for oral argument, subject to the Stipulation and the Order Approving Stipulation entered in adversary proceeding 21-ap-01174-VZ, docket entries #25 and 27.

Appearances may be required as follows:

(1) NO OVERBIDS: If there are no overbids, appearances are not necessary.

** The Trustee must notify chambers that there are no qualified overbidders, by email at Chambers_VZurzolo@cacb.uscourts.gov

** The Trustee must lodge an order that complies with the court's ruling, using the Lodged Order Upload program.

(2) OVERBIDS: Appearances are necessary if an overbid will be made by a qualified party or parties.

** The Trustee must notify chambers that there are one or more qualified overbidders, by email at Chambers_VZurzolo@cacb.uscourts.gov

** All parties must notify chambers whether they will appear in person or by phone, by email at Chambers_VZurzolo@cacb.uscourts.gov

:

APPEAR IN PERSON -- If you intend to appear in person, indicate that in the email and, at the hearing, check in with the court recorder

APPEAR BY PHONE -- If you intend to appear by phone, register in

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

CONT... TBH19, LLC., a Delaware Limited Liability
advance of the hearing as indicated below:

Chapter 7

Registering to Appear by Phone: All phone appearances are made using Judge Zurzolo's toll-free line. **Do not register with Court Call or any similar service.**

The court prepares a list of parties who appear by phone; it includes the same information you provide if you appear in person and check in.

STEP #1: Register **no later than 12:00 noon** the day prior to the hearing:

- 1) Send an email to **Chambers_VZurzolo@cacb.uscourts.gov**
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
- 3) Include in the email all the following information:
 - a. Your full name, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

STEP #2: Join Judge Zurzolo's conference line 15 minutes before the hearing.
Toll-free conference line: (877) 411-9748 Passcode: 5919677

STEP #3: Keep your phone on mute until your hearing matter is called.

Party Information

Debtor(s):

TBH19, LLC., a Delaware Limited

Represented By
Robert M Yaspan
Leonard Ross

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

CONT... TBH19, LLC., a Delaware Limited Liability

Chapter 7

Movant(s):

Sam S Leslie (TR)

Represented By
Rika Kido
Lynda T Bui

Trustee(s):

Sam S Leslie (TR)

Represented By
Rika Kido
Lynda T Bui

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

2:19-23823 TBH19, LLC., a Delaware Limited Liability

Chapter 7

#2.00 Motion for entry of an amended order clarifying the terms of the employment of the broker team of Rodeo Realty, Inc., Hilton & Hyland and Amalfi Estates

Docket 1036

Tentative Ruling:

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

TBH19, LLC., a Delaware Limited

Represented By
Robert M Yaspan
Leonard Ross

Movant(s):

Sam S Leslie (TR)

Represented By
Rika Kido
Lynda T Bui

Trustee(s):

Sam S Leslie (TR)

Represented By
Rika Kido
Lynda T Bui

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

2:21-16478 Hannibal Classics, Inc.

Chapter 7

#3.00 Motion for sanctions

Docket 11

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties must appear by phone using Judge Zurzolo's toll-free line for hearings. [Do not arrange your appearance with Court Call or any other service](#)

The court prepares a list of parties who appear by phone; it includes the same information you would provide if you appeared in person and checked in.

STEP #1: [Register](#) for your phone appearance [no later than 12:00 noon](#) the day prior to the hearing, using the following procedure:

- 1) Send an email to Chambers_VZurzolo@cacb.uscourts.gov
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
- 3) Include in the email all the following information:
 - a. Your full name, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

STEP #2: [Join](#) Judge Zurzolo's conference line 15 minutes before the hearing.
Toll-free conference line: (877) 411-9748 Passcode: 5919677

STEP #3: [Keep](#) your phone on mute until your hearing matter is called.

Party Information

Debtor(s):

Hannibal Classics, Inc.

Represented By
Shai S Oved

Movant(s):

Hannibal Classics, Inc.

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

CONT... Hannibal Classics, Inc.

Chapter 7

Shai S Oved

Trustee(s):

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

2:21-13197 Ruby Alvear Gradillas

Chapter 7

#4.00 Motion to reopen case

Docket 15

Tentative Ruling:

The Motion is granted without the need for oral argument or appearance, provided that Debtor makes the balance of the installment payments, in full, no later than October 8, 2021.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

Party Information

Debtor(s):

Ruby Alvear Gradillas	Pro Se
-----------------------	--------

Movant(s):

Ruby Alvear Gradillas	Pro Se
-----------------------	--------

Trustee(s):

Edward M Wolkowitz (TR)	Pro Se
-------------------------	--------

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

2:21-16945 Jean Pierre Rwigema

Chapter 11

#5.00 Motion in Individual Chapter 11 case for
order authorizing use of cash collateral

Docket 18

Tentative Ruling:

This hearing is going forward as scheduled. All trustees, attorneys and self-represented parties must appear by phone using Judge Zurzolo's toll-free line for hearings. [Do not arrange your appearance with Court Call or any other service](#)

The court prepares a list of parties who appear by phone; it includes the same information you would provide if you appeared in person and checked in.

STEP #1: [Register](#) for your phone appearance [no later than 12:00 noon](#) the day prior to the hearing, using the following procedure:

- 1) Send an email to Chambers_VZurzolo@cacb.uscourts.gov
- 2) In the subject line, insert "**Registration -- Telephonic Appearance**"
- 3) Include in the email all the following information:
 - a. Your full name, State Bar #, office phone #, and client's full name
 - b. Hearing date and time, and matter number on the calendar
 - c. Debtor's name and case number and, if applicable, adversary procedure number

STEP #2: [Join](#) Judge Zurzolo's conference line 15 minutes before the hearing.
Toll-free conference line: (877) 411-9748 Passcode: 5919677

STEP #3: [Keep](#) your phone on mute until your hearing matter is called.

Party Information

Debtor(s):

Jean Pierre Rwigema

Represented By
Andy C Warshaw

**United States Bankruptcy Court
Central District of California
Los Angeles
Judge Vincent Zurzolo, Presiding
Courtroom 1368 Calendar**

Tuesday, September 14, 2021

Hearing Room 1368

11:00 AM

CONT... Jean Pierre Rwigema

Chapter 11

Movant(s):

Jean Pierre Rwigema

Represented By

Andy C Warshaw

Trustee(s):

Gregory Kent Jones (TR)

Pro Se